

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 16, 1969

Appeal No. 9999 Calvin-Humphrey Corporation, et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs. William S. Harps absent and Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board on May 20, 1969.

EFFECTIVE DATE OF ORDER - July 10, 1969

ORDERED:

That the appeal for variance from provisions of Section 7515 (Arcade) and for roof structures in accordance with provisions of Section 3308 for erection of office building at 1800 K Street, NW., lots 23,41,39,841, part of 843 and part of alley proposed to be closed, Square 106, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. It is proposed to erect in two phases, an eleven (11) story office building and private club with roof structures to house elevator equipment, electric transformers, mechanical equipment, and stairway.
3. The completed building will run from Eye Street to K Street on 18th Street, and will occupy space previously occupied by 1801 Eye Street, 818 - 18th Street, and 1800 K Street, together with the enclosed alley and intervening space between 1800 K Street and the District of Columbia National Bank.
4. The combined lot area for Phases I and II of this project is 35,054.78 square feet.
5. The area of the lot for Phase I of the project is 20,816 square feet and the area of the proposed building in Phase I is 208,100 square feet with an FAR of 9.99.

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6. The area of the penthouse for Phases I and II will be 12,960 square feet with an FAR of .369.

7. The material and color of the street facade of the building will be white pre-cast concrete and marble with aluminum and glass colored black and dark "solar gray". The roof structure will be cement asbestor panels, "Meershaum" and CNU base dark gray.

8. All louvers are to be painted to match base walls - located behind cement asbestos screen.

9. This appeal was filed and heard under plan by Henry Holle Associates, architects, drawings No. 14,15,16,17,18, and 19, approved as noted by Arthur P. Davis, architect-member of the Board, on April 21, 1969.

10. BZA File No. 9999, Exhibit No. 19 is an "Agreement For Eighteenth Street Building" submitted by appellant and entered into on the 21st of March, 1969, between the Washington Medical Center, Inc., and the Calvin-Humphrey Corporation.

11. The present plans disclose that the mechanical equipment for the proposed building, such as extra elevators, heating and air conditioning engineering, size of sanitary facilities, etc. indicate that the building is planned to accommodate Phase II so as to constitute one service core for the entire building when completed.

12. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property. We are also of the opinion that appellant has shown a hardship within the meaning of the variance clause of the Regulations sufficient to temporarily permit the requested excess in roof structure FAR. The requested relief can be granted without substantially impairing the purpose or integrity of the zone plan

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OPINION Cont'd:

as embodied in the Zoning Regulations and Map.

The Board concludes that the roof structures will harmonize with the street frontage of the building in architectural character, material and color and is in harmony with the purpose and intent of the Zoning Regulations.

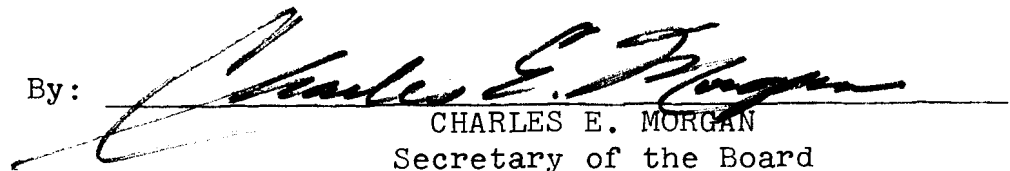
This Order shall be subject to the following conditions:

- (a) The subject penthouse structure shall constitute a unitary penthouse for the building being constructed under Phases I and II in this appeal.
- (b) The total FAR of the penthouse shall not exceed .37 when the unitary penthouse structure is completed under Phases I and II of this appeal.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.